

**Commercial**

**Multi Family**

**Chatham County  
Mid/High-Rise, MultiUnit**



Type: Unit: Term:  
 Acres: **0.07** LotSF: **3,049** CCR: **Yes** Class:  
 SF/Src: **16,771/Tax Assessor** Yr Built: **2002**  
 Zoning: **Multi Family** PIN: **1010901064**  
 Road: Frontage: Surface: **Asphalt, Curb, Paved** Responsibility: **Association**  
 Gas: **Natural Gas** Electric:  
 Present Use: **None, Pud, Residential, Vacant**  
 Improvement: **Curbs, Fencing, Irrigated, Sidewalk, Street Lights, Underground Utilities**  
 Sale Includes: **Building**

**Recent Change: 09/20/2024 : NEW : ->A**

Remarks: **Incredible opportunity to develop the top 4 floors of the Wilmington Plantation!! Over 16,700 Square Feet of living area and 1000's of square feet of varandas and balconies featuring the most amazing deep water and marsh views in all of Chatham or Bryan County. Construct from 1 to 4 units. Wall studs up on each floor per the Approved plans which are included with the sale. Private elevator serves the top 4 floors. The community features gated entrance, beautiful grounds, lobby, clubhouse area, billiard room, riverfront room, pool, dock and covered parking.**

Directions: **Wilmington Island Road to gated entrance into Wilmington Plantation. Park next to the pool and enter through the main entrance.**

**Interior**

Appliances: **None**  
 Basement: **Entrance-Inside, Entrance-Outside, Full, Walk Out**  
 Floors: **Concrete**

**Structure**

Builder Name: **Wilmington Plantation** Bldg Stories: **12.0**  
 # Bldg Units: # Unit Floor: # Unit Stories: **4.00000**  
 Prop Attached: **Yes** Common Walls: **No One Above** Condo: **Y**  
 Structure: **No Power, Shell** Roof: **Tile**  
 Construction: **Stucco Unknown** Build to Suit:  
 Bldg Features: **10+ Ceilings, Recreation Area**  
 Energy Feat: **Double Pane/Thermo**  
 Misc Equip: **Elevator, Fire Alarm, Sprinkler**

**Exterior**

Fencing: **Concrete, Electric, Ornamental Metal** Storage Facility: **Other**

**Property Information**

Postal City: **Savannah** Lat / Long: **32.004905/-81.000411**  
 Legal Desc: **UNIT 900 WILMINGTON PLANTATION CPB 2-12** Lot Dim/SqFt: **/3049**  
 Topography: **Exceptional View**

**Systems**

Electric: # Cool Units: **3**  
 Gas: **Natural Gas** Cool Source: **Electric**  
 Cable: **Cable Ready** Cool Type: **Heat Pump**  
 Telephone: # Heat Units: **3**  
 Water: **Private Well** Heat Source: **Electric**  
 Sewer: **Public Sewer** Heat Type: **Heat Pump**  
 # WaterHtrs: **0** WaterHtr Type: **Electric**

**Conditions & Permissions**

Document Lst: **Covenants, Floor Plan, Legal Description** Possession: **At Closing**  
 MaySell: **1031, Cash, Owner 1st, Owner 2nd** Exclusions:  
 Sale Includes: **Building** Land Lease: **No**  
 Special List Cond: **Standard**

**Financial, Expense & Income**

Landlord Util: **None**  
 Landlord Exp: **None**  
 Association: **Yes** Fire Dept Dues:

**Transaction Data**

List Date: **09/20/2024** Terms: Sold Price:  
 ContingentDate: Sale Type: LP/SqFt: **\$178.88**  
 UnderContDate: Seller: **Investor** SP/SqFt:  
 SoldDate: DOM: **4** SP/LP:  
 WithDate: CDOM: **4**  
 Expire Date: StatChangeDate: **09/20/2024**

